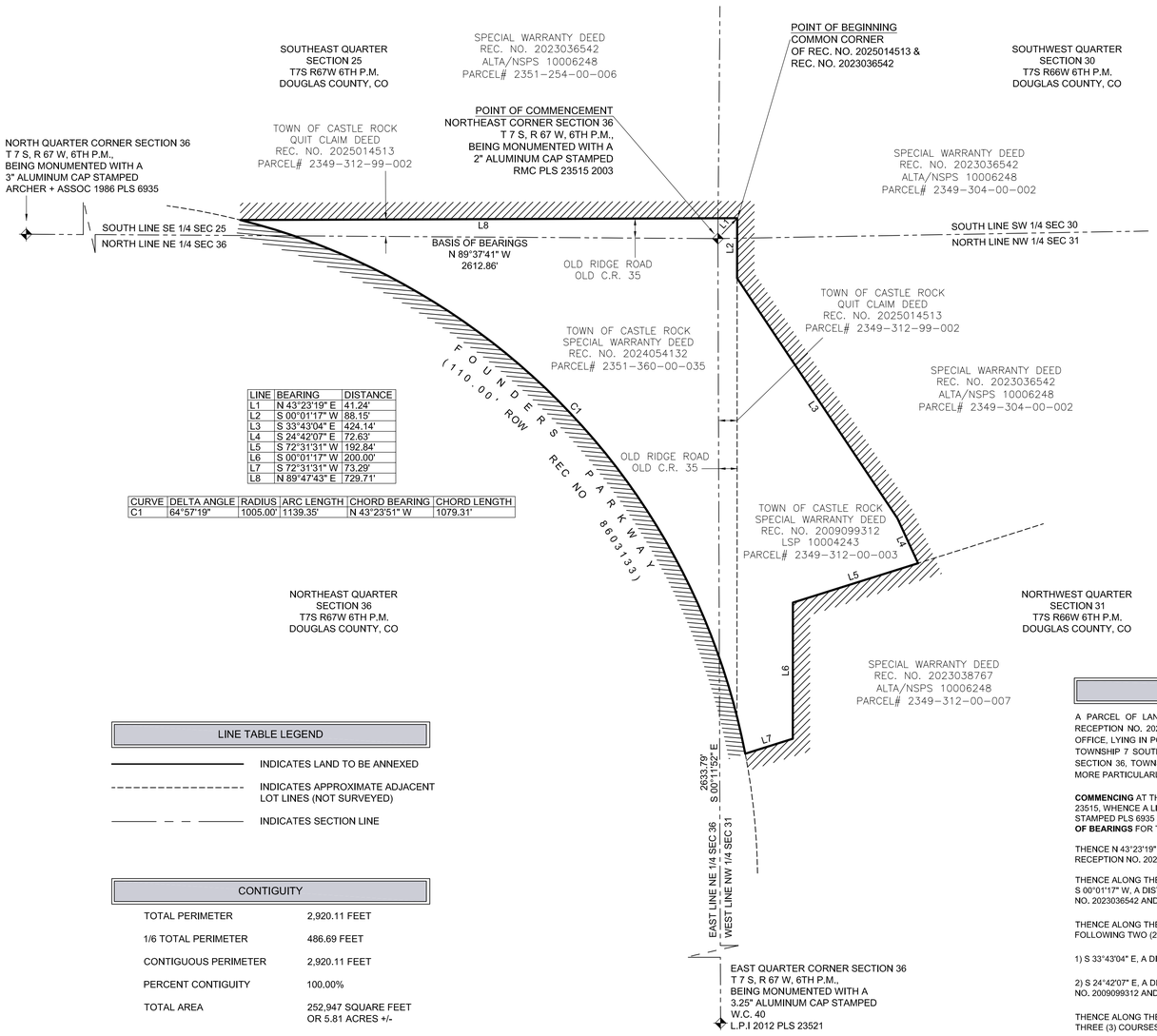
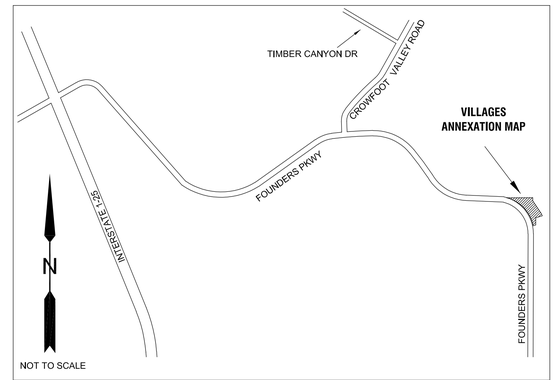
FOUNDERS CORNER ANNEXATION MAP

THREE METES AND BOUND PARCELS OF LAND
LOCATED IN PORTIONS OF THE SW 1/4 SEC. 30, NW 1/4 SEC. 31, T 7 S, R 66 W AND
PORTIONS OF THE SE 1/4 SEC. 25, NE 1/4 SEC. 36, T 7 S, R 67 W ALL OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LINE	BEARING	DISTANCE
L1	N 43°23'19" E	41.24'
L2	S 00°01'17" W	88.15'
L3	S 33°43'04" E	424.14'
L4	S 24°42'07" E	72.63'
L5	S 72°31'31" W	192.84'
L6	S 00°01'17" W	200.00'
L7	S 72°31'31" W	73.29'
L8	N 89°47'43" E	729.71'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	64°57'19"	1005.00'	1139.35'	N 43°23'51" W	1079.31'



VICINITY MAP

LINE TABLE LEGEND

INDICATES LAND TO BE ANNEXED

INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)

INDICATES SECTION LINE

CONTIGUITY

TOTAL PERIMETER	2,920.11 FEET
1/6 TOTAL PERIMETER	486.69 FEET
CONTIGUOUS PERIMETER	2,920.11 FEET
PERCENT CONTIGUITY	100.00%
TOTAL AREA	252,947 SQUARE FEET OR 5.81 ACRES +/-

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, BEING MONUMENTED AS SHOWN. SAID NORTH LINE IS ASSUMED TO BEAR N 89°37'41" W A DISTANCE OF 2612.86 FEET.

CONTIGUITY ANNEXATION LEGEND

THIS HATCH INDICATES CANYONS SOUTH ANNEXATION MAP AS RECORDED UNDER RECEPTION NO. 2023029144 DATED JULY 10, 2023.
CONTIGUITY LENGTH 1,780.76 FEET

THIS HATCH INDICATES METZLER RANCH ANNEXATION PARCEL ONE TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 343755 DATED DECEMBER 26, 1984.
CONTIGUITY LENGTH 1,139.35 FEET

CONTACT LIST

OWNER: STATE PARCEL 2507-061-02-009
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

LEGAL DESCRIPTION FOR VILLAGES ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER THE FOLLOWING THREE PARCELS OF LAND: RECEPTION NO. 2009099312, RECEPTION NO. 2024054132 AND RECEPTION NO. 2025014513, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30, THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH RANGE 66 WEST, THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, BEING MONUMENTED WITH A 2" ALUMINUM CAP STAMPED PLS 23515, WHENCE A LINE TO THE NORTH QUARTER CORNER OF SECTION 36, BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED PLS 6935 WHICH IS ASSUMED TO BEAR N 89°37'41" W, A DISTANCE OF 2612.86 FEET, SAID LINE **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION;

THENCE N 43°23'19" E, A DISTANCE OF 41.24 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 20250145130 AND RECEPTION NO. 2023036542 OF SAID CLERK'S OFFICE, SAID COMMON CORNER BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2025014513 AND SAID RECEPTION NO. 2023036542 , S 00°01'17" W, A DISTANCE OF 88.15 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2025014513, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2009099312 THE FOLLOWING TWO (2) COURSES:

1) S 33°43'04" E, A DISTANCE OF 424.14 FEET;

2) S 24°42'07" E, A DISTANCE OF 72.63 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2023036542, SAID RECEPTION NO. 2009099312 AND RECEPTION NO. 2023038767 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2009099312 AND RECEPTION NO. 2023038767 THE FOLLOWING THREE (3) COURSES:

1) S 72°31'31" W, A DISTANCE OF 192.84 FEET;

2) S 00°01'17" W, A DISTANCE OF 200.00 FEET;

3) S 72°31'31" W, A DISTANCE OF 73.29 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2009099312 AND SAID RECEPTION NO. 2023038767, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF FOUNDERS PARKWAY AS DESCRIBED UNDER RECEPTION NO. 8603133 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 64°57'19", AN ARC LENGTH OF 1139.35 FEET, WHOSE CHORD BEARS N 43°23'51" W, A DISTANCE OF 1079.31 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 8603133, SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513;

THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG A COMMON LINE OF SAID RECEPTION NO. 2023036542 AND SAID RECEPTION NO. 2025014513, N 89°47'43" E, A DISTANCE OF 729.71 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS 252,947 SQUARE FEET OR 5.81 ACRES MORE OR LESS

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY:_____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

_____ _____
WILLIAM G. BUNTROCK, PLS 35585 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLAS COUNTY AT _____, ____.M., ON THE _____ DAY OF _____, 2025

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY:

_____
DEPUTY

N

0' 100' 200'
SCALE: 1" = 100'

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 100'		PROJECT NO:	TN 25022	
VERT. SCALE:	N/A		DATE:	06/30/2025	
FIELD CREW:	N/A	FIELD DATE: N/A	DRAFTED BY:	BB	APPROVED BY: BB

REV	DATE	DESCRIPTION

SHEET NUMBER
1 OF 1

TRUE NORTH Surveying & Mapping, LLC
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com